

**Application Number:** WNS/2022/0173/MAR

**Location:** Land at Towcester Vale Towcester (H9)

**Proposal:** Reserved Matter Application for 27 units including conversion of existing stables on parcel H9. (part phase 2) (pursuant to outline planning permission S/2007/0374/OUTWNS) The outline application was accompanied by an Environmental Statement

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**Applicant:** Persimmon Homes

**Agent:**

**Case Officer:** Daniel Callis

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**Ward:** Towcester and Roade

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**Reason for Referral:** Major development

**Committee Date:** 11<sup>th</sup> April 2022

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

### **RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS/AND SUBJECT TO A S106 LEGAL AGREEMENT**

#### **Proposal**

The application is for reserved matters for 27 units on parcel H9, which is within phase 2 of the SUE. The proposal also includes the conversion of the existing Park View Stables building into 2 dwellings.

There is a small piece of public open space directly in front of the stable building, as well as a 6m-wide easement along the northern edge of the site (relating to existing high voltage power cables).

#### **Consultations**

The following consultees have raised **objections** to the application:

- Anglian Water

The following consultees have raised **no objections** to the application:

- Towcester Town Council, WNC Highways, WNC Strategic Housing, WNC Environmental Protection, WNC Archaeology, WNC Building Control

The following are yet to comment on the application:

- Lead Local Flood Authority WNC Ecology, WNC Planning Policy, Crime Prevention Design Advisor

One letter of objection has been received.

## **Conclusion**

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Design and compliance with the Design Code
- Highway Safety, parking and access
- Heritage impacts (non-designated heritage asset)
- Impact upon drainage and flooding
- Impact upon protected species
- Impact upon residential amenity (neighbours and units within the site)

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

## **MAIN REPORT**

### **1. APPLICATION SITE AND LOCALITY**

- 1.1 The application site relates to the sustainable urban extension (SUE) on the southern side of the town, which in total extends to an area of 180 hectares. The SUE is bounded to the east by the A5, to the west by the A43, and to the north by the existing built development of Towcester. The SUE also adjoins the hamlet of Wood Burcote. To the south of the SUE lies open countryside.
- 1.2 The site itself comprises one parcel (or sub-phase) of within the SUE. This sub-phase occupies an area on the northern edge of the site, adjacent to the existing properties in Jenkinson Road.
- 1.3 The site contains the remaining (principal) building from the Park View Stables complex (considered a non-designated heritage asset). The other buildings that formed the complex have been demolished.
- 1.4 The application is for all reserved matters (appearance, landscaping, layout and scale) within the area lined in red.

### **2. CONSTRAINTS**

- 2.1. The application site is within 2km of three Local Wildlife Sites.
- 2.2. The site is in an area of archaeological interest.

### **3. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1. The application is for reserved matters for 27 units on parcel H9, which is within phase 2 of the SUE. The proposal includes the conversion of the existing Park View Stables building into 2 dwellings.
- 3.2. There is a small piece of public open space directly in front of the stable building, as well as a 6m-wide easement along the northern edge of the site (relating to existing high voltage power cables).
- 3.3. The proposed housing mix is a variety of 2, 3 and 4 bed units.
- 3.4. The proposal includes no affordable units (the outline permission required 10% affordable, which would equate to 2.7(3) units on this parcel).
- 3.5. *Timescales for Delivery:* The development of this parcel of land is considered to follow on seamlessly from current development elsewhere on site.

#### 4. RELEVANT PLANNING HISTORY

- 4.1. The following planning history is considered relevant to the current proposal:

Application Ref.	Proposal	Decision
S/2007/0374/OUT WNS	Outline planning application or the creation of a new mixed use neighbourhood at Towcester comprising: 2750 homes; employment land to support B1, B2 and B8 uses; a main Local Centre (food store, retail units, public house/restaurant, doctors surgery/medical centre, nursery/crèche and community hall); a support local centre (corner shops, takeaways); mixed use commercial area to accommodate Class C1 Hotel with conference and leisure facilities; two new primary schools; areas of public open space and strategic landscaping, incorporating new formal Sports Pitches, and combined community facility and Pavilion and parking and new allotments; the provision of the Towcester Relief Road connecting the A5T to the A43T; surface water/flood management works and necessary related engineering works for drainage and services	APPROVED March 2015

#### 5. RELEVANT PLANNING POLICY AND GUIDANCE

##### Statutory Duty

- 5.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

## **Development Plan**

- 5.2. The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15<sup>th</sup> December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted South Northamptonshire Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

### West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

- 5.3. The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S2 - Hierarchy of Centres
- S3 - Scale and Distribution of Housing Development
- S5 - Sustainable Urban Extensions
- S6 - Phasing of Housing Development
- S10 - Sustainable Development Principles
- S11 - Low Carbon and Renewable Energy
- C1 - Changing Behaviour and Achieving Modal Shift
- C2 - New Developments
- C5 - Enhancing Local and Neighbourhood Connections
- RC2 - Community Needs
- H1 - Housing Density and Mix and Type of Dwellings
- H2 - Affordable Housing
- H4 - Sustainable Housing
- BN2 - Biodiversity
- BN5 - The Historic Environment
- BN7a – Water infrastructure
- BN7 - Flood Risk
- BN9 - Planning for Pollution Control
- BN10 - Ground Instability
- INF1 - Approach to Infrastructure Delivery
- INF2 - Contributions to Infrastructure Requirements
- T1 - Spatial Strategy for Towcester
- T3 - Towcester South Sustainable Urban Extension
- T4 - Transport Improvements for Towcester

### South Northamptonshire Local Plan (Part 2) (LPP2)

- 5.4. The relevant policies of the LPP2 are:

- POLICY SS1: The settlement hierarchy
- POLICY SS2: General development principles
- POLICY LH8: Affordable housing
- POLICY SDP3: Health facilities and wellbeing
- POLICY INF1: Infrastructure delivery and funding
- POLICY INF3: Education facilities
- POLICY INF4: Electric vehicle charging points
- POLICY GS1: Open space, sport and recreation
- POLICY HE1: Significance of heritage assets
- POLICY HE2: Scheduled ancient monuments and archaeology

- POLICY HE7: Non-designated heritage assets
- POLICY HE3: Historic parks and gardens
- POLICY NE3: Green infrastructure corridors
- POLICY NE4: Trees, woodlands and hedgerows
- POLICY NE5: Biodiversity and geodiversity

## Material Considerations

5.5. Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- SNC adopted supplementary planning guidance (SPGs) and documents (SPDs)
- Towcester South Design Code (residential phases 1-5): The outline planning permission required the approval of a Design Code for all phases of development within the SUE. The Design Code approved on 18th March 2016 (ref: S/2016/0061/COND) covers phases 1-5 of the SUE, including all of the current reserved matters proposals.
- Towcester Masterplan: The Council adopted the Towcester Masterplan in March 2011. The Masterplan identifies the application site as one of the Key Opportunity Sites in the town (Site TE – Towcester South and Site TH – Southern Gateway) to bring forward a mixed-use development of housing and employment of up to 3300 houses and 3000 jobs.

## 6. RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

Consultee Name	Position	Comment
Towcester Town Council	No objection	Would like to see the retention of any affordable housing within Parcel H9 secured as such, in perpetuity, via S106 Agreement
WNC Environmental Protection	No objection	Make comments relating to air quality and the provision of EV charging  <i>(Officer note: these matters would have been considered at outline stage and it is not possible to add conditions requiring EV at reserved matters stage)</i>
WNC Strategic Housing	No objection	Note that there are no affordable units proposed on this parcel. However, raise no objection as the shortfall can be easily made up on future parcels.
WNC Archaeology	No objection	Recommend that the stable building be fully recorded prior to conversion.
WNC Planning Policy		No response yet received.
WNC Ecology		No response yet received.
WNC Heritage	No objection	Although there are some minor changes to the principal elevation of the stable block,

		they are sympathetic and maintain its character. There are more alterations to the rear. However, the random positioning of the proposed new openings is considered to largely maintain the informality of this elevation.
WNC Building Control	No objection	All surface water to soak away. Fire Vehicle Access to be Ascertained. Radon protection to be ascertained.
Anglian Water	Objection	The impact upon foul and surface water drainage networks has not been adequately addressed at this stage.
Lead Local Flood Authority		No response yet received.
Crime Prevention Design Advisor		No response yet received.

## 7. RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

7.1. There has been one objection, raising the following comments:

- Don't see the need for so many houses in such a green space.
- The area around Park View Stables is abundant with wildlife, such as foxes, owls and red kites
- Towcester is struggling with pollution, traffic jams

## 8. APPRAISAL

### Design and compliance with Design Code

- 8.1. The proposed scheme utilises house types already widely approved on previous phases/parcels of the development. These fully comply with the Design Code, represent a high standard of design and are acceptable.
- 8.2. The overall layout is well designed, providing positive connectivity between streets and clear legibility.
- 8.3. The retention of the existing historic stable block is a positive aspect of the scheme that will mean the remaining heritage on this part of the site is preserved for future generations. It is unfortunate that a large proportion of the historic complex has been demolished due to structural instability. However, the proposed scheme makes a feature of the preserved building and the conversion into 2 dwellings is considered to be proportionate and sympathetic to ensure the character of the building is retained in the long term.
- 8.4. At the time of writing this report, amended plans are awaited from the applicant to address a few minor issues. An update will be provided at the Committee meeting.

#### Highway Safety, parking and access

- 8.5. The parking provision fully complies with the approved Design Code and means that adequate parking will be provided. The parking is all arranged in a manner convenient to future occupants, thereby minimising inconsiderate on-street parking or parking congestion.
- 8.6. The Local Highway Authority have made a small number of comments about road surfacing, shared driveway widths, etc. which will be resolved through amended plans and/or the proposed conditions.

#### Heritage Impact (non-designated heritage asset)

- 8.7. The stable building associated with the former Park View House, a gothic revival property (long since demolished), has previously been identified as a non-designated heritage asset and its retention and reuse sought as part of the overall development of Towcester South.
- 8.8. Regrettably, a castellated element of this building (at the east end), which reflected some of the exuberance of the main house, was in a perilous state and its demolition was agreed last year. The second stable block (immediately to the north of the main block) was also considered to contain instable elements and not considered viable to retain and reuse. The demolition of this block was also reluctantly agreed. This now leave the main stable block with cupola (timber louvred roof feature) as the only remaining element of the former country house. The building is in a poor state of repair and urgently requires investment to prevent deterioration accelerating.
- 8.9. The proposed scheme removes some modern unsightly additions on the southern (rear) elevation, reinstating the original linear form. The proposed conversion (into 2 dwellings) involves some minor changes to the principal elevation, which are sympathetic and maintain the building's character. There are more extensive alterations to the rear (creation of new openings). However, the random positioning of the proposed new openings is considered to largely maintain the informality of this elevation.
- 8.10. Overall, the retention of the building and its sensitive conversion to a new residential use is considered to help sustain the significance of this non-designated heritage asset and put it to a new viable use that ensures its future. The scheme also makes a positive feature of the building and brings this non-designated heritage asset into the public realm (it has historically been on private land with no public access), helping to increase the community's awareness and appreciation of it and the site's history.
- 8.11. As a result, the proposal is considered to comply with para 203 of the NPPF, Policy HE7 of the LPP2 and Policy BN5 of the LPP1.

#### Impact upon drainage and flooding

- 8.12. Anglian Water have responded to state that the submission does not adequately address foul and surface water drainage at this stage. Comments from the Lead Local Flood Authority are also awaited.
- 8.13. Both foul and surface water drainage are already covered by conditions on the outline permission, which require the approval of details separate to this reserved matters application. The development on this parcel would feed into the site-wide drainage systems, which have been designed to accommodate the anticipated flows.

### Impact on Protected Species

- 8.14. Ecological mitigation site-wide is covered by a condition on the outline planning permission. The proposal should ensure that it accords with the detailed mitigation measures and enhancements outlined in the Environmental Statement and Green Infrastructure Strategy that was submitted with the outline application and the approved site wide Ecological Mitigation and Enhancement Plan (EMP) by BSG ecology dated 22nd May 2017.
- 8.15. As comments from WNC Ecology are still awaited, an update will be provided at the Committee meeting.

### Impact upon residential amenity (neighbours and units within the site)

- 8.16. The nearest existing neighbouring properties are No. 34, 36 and 28 Jenkinson Road, to the north, which back onto the site. These dwellings are roughly 12m-13m from the site boundary. The 7m-wide easement along the north site boundary means that the closest proposed dwelling (plot 16) is at least 18m from any of the existing neighbours.
- 8.17. The site adjacent to the northern boundary is relatively flat, meaning that the proposed dwellings would be constructed on a slab level not dissimilar to the properties in Jenkinson Road.
- 8.18. Plot 16 would also be built at 90 degrees to the neighbours, with only a ground floor Living Room window facing towards the neighbours.
- 8.19. Although the proposed development will clearly change the outlook from the rear of the properties in Jenkinson Road, given the separation distances, the proposed development is not considered to cause any significant or undue harm to amenity, either by loss of light (the distance is comfortably greater than the 12m required in the SNC Design Guide), overbearing effect, or loss of privacy (the SNC Design Guide requires a minimum of 18m, and only a ground floor window is proposed).
- 8.20. Within the site itself, all units are provided with adequate privacy and a suitable private garden, commensurate with the size of unit served.

## **9. FINANCIAL CONSIDERATIONS**

- 9.1. CIL is not applicable to this development, as the outline permission pre-dates the implementation of CIL.

## **10. PLANNING BALANCE AND CONCLUSION**

- 10.1. The application comprises the reserved matters for a sub-phase of 27 dwellings within the SUE.
- 10.2. The proposal is in general accordance with the approved Design Code for the respective phase of the sustainable urban extension. The house types all accord with the dimensions and characters set out in the Code, as does the parking provision, road hierarchy and road dimensions.
- 10.3. The architectural detailing of the house types is also in general accordance with the Code.

- 10.4. The proposal is considered to incorporate a suitable means of access and movement, as well as give suitable regard to trees and hedges, ecology, flooding and residential amenity.
- 10.5. The retention and sympathetic conversion of the historic stable block (Park View Stables) as 2 dwellings means that this building will be given a new use that will ensure it has a sustainable future.
- 10.6. Overall, therefore, the proposal is considered acceptable, to accord with the Development Plan, and is recommended for approval.

## **11. RECOMMENDATION / CONDITIONS AND REASONS**

- 11.1. Detailed recommendation here and full list of conditions and reasons here

### **RECOMMENDATION – DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PERMISSION SUBJECT TO:**

- 1. NO OBJECTIONS FROM THE LEAD LOCAL FLOOD AUTHORITY, WNC ECOLOGY, THE CRIME PREVENTION DESIGN ADVISOR AND**
- 2. SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)**

### CONDITIONS

#### TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

#### **Approved plans**

1. The development shall not be carried out otherwise than in complete accordance with the approved plans unless a non-material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015. The approved plans are: [TBC]

Reason : To clarify the permission and for the avoidance of doubt.

#### **Levels**

2. No development shall take place until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent land and road levels have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be constructed in accordance with the approved levels.

Reason : In order to safeguard the visual amenities of the area in accordance with advice within Section 12 of the National Planning Policy Framework. This

information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

#### CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

##### **Building recording**

3. No development shall take place on plots 20 and 21 (Park View Stables) until the applicant (or their agents or successors in title) has submitted to and had approved in writing by the local planning authority a programme of archaeological work consisting of a written scheme of investigation for a level 3 Building Recording and a timetable for that work. The development shall thereafter proceed in accordance with the approved written scheme of investigation and timetable. Within 6 months of the completion of the archaeological work the applicant (or their agents or successors in title) shall submit the Building Recording report to the local planning authority for its written approval together with details of the store at which this is to be deposited.

Reason: To secure the provision of archaeological investigation and subsequent recording, to comply with Government advice in the National Planning Policy Framework (NPPF) (Section 16). This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

##### **Boundary treatments**

4. No dwelling shall be constructed above slab level until full details of the enclosures along all boundaries and within the site (including how they respond to changes in ground level) have been submitted to and approved in writing by the Local Planning Authority and such means of enclosure, in respect of those dwellings which it is intended shall be screened, shall be erected prior to the first occupation of those dwellings.

Reason : To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

##### **Stone panel**

5. The external walls of the dwellings to be faced with stone shall be constructed in natural limestone which shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the

stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

### **Brick samples**

6. Samples of the bricks to be used in the construction of the walls of the dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

### **Roofing materials**

7. Samples of the tiles/slates (including ridge tiles) to be used in the covering of the roof of the dwelling(s) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

### **External lighting**

8. No dwelling shall be constructed above slab level until details of the external lighting (street lighting and any lighting to shared driveways, parking courts and public open space), including the design, position, orientation and any screening of the lighting, has been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Architectural detailing**

9. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the dwellings, including the windows, doors, cills, heads/lintels, door surrounds, chimneys, porches, bays, dormers, eaves and verge treatments shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Meter boxes**

10. Full details of the siting, appearance and colour of any electricity or gas supply meter housings to be located on the external elevations of the buildings shall be submitted to and approved by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Parking provision**

11. The garages/parking spaces/turning areas shown on the approved plan(s) shall be constructed, drained, surfaced and completed in accordance with details that have been previously submitted to and approved in writing by the Local Planning Authority before the dwelling is occupied and shall not thereafter be used for any purpose other than the garaging parking/turning of private motor vehicles.

Reason : In the interests of highway safety, to ensure the provision of adequate off-street car parking and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Surfacing**

12. Prior to the construction of any building above slab level, details of the proposed materials for the surfacing of the parking courts, mews streets, driveways and shared manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason : In the interests of highway safety and visual amenity and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Shared driveway dimensions**

13. Prior to first occupation of any dwelling hereby permitted that is accessed via a shared drive, the respective shared drive shall be a minimum width of 4.5m for a distance of at least 10 metres from the highway boundary and the maximum gradient over that distance shall not exceed 1 in 15.

Reason : To ensure that an adequate and safe access is provided to the site in accordance with policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Alley gates**

14. Prior to the first occupation of the respective dwellings, all private access alleyways to rear gardens (including individual and shared alleyways) shall be gated with a 1800mm tall gate at the end nearest the highway/shared parking court and shall be lockable/un-lockable from both sides using a mortice lock.

Reason : In the interest of security and crime prevention and in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

### **Handrails**

15. Should any handrails be required to facilitate pedestrian access to any building hereby permitted (to accord with the Building Regulations), details of the location, height, design and material of the handrail(s) should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that work. The handrails shall thereafter be carried out in accordance with the details hereby approved.

Reason: In the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION

### **Landscaping maintenance**

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the respective building(s), or in accordance with any other program of landscaping works previously approved in writing by the Local Planning Authority and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason : To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

**Black door frames (respective plots only)**

17. All plots to be fitted with black windows shall also have a black frame to all their external doors, which shall be fitted prior to first occupation of the respective dwelling.

Reason: In the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

**Removal of PD – alterations to Park View Stables**

18. Notwithstanding the provisions of Classes A-D (inc) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no enlargement, alteration or improvement of the dwellinghouses on plots 20 and 21 (Park View Stables) shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason : Taking into account the sensitivity of the building it is considered to be in the public interest to ensure the merits of future proposals can be assessed by the Local Planning Authority so that visual amenity is conserved and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan and Section 12 of the National Planning Policy Framework.

**Removal of PD – boundaries**

19. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) and the means of enclosure approved by this application, no gate, fence, wall or other means of enclosure shall be altered, erected, constructed or placed on plots 1, 3-6, or 12-26 that is forward of the principal elevation (or the flank wall of a dwelling at the junction of two roads or a road and shared private drive) at any time, without the prior express planning permission of the Local Planning Authority.

Reason : In order to retain the open character of the development and area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

INFORMATIVES:-

1. Your attention is drawn to the planning obligation that was entered into in accordance with S106 Town and Country Planning Act 1990 prior to the grant of the respective outline planning permission.
2. Your attention is drawn to the need to comply with the conditions imposed on the outline planning permission [Ref No. S/2007/0374/OUTWNS]